

060.0

0001

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

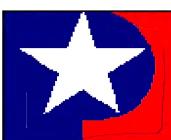
Total Card / Total Parcel

USE VALUE:

1,751,200 / 1,751,200

ASSESSED:

1,751,200 / 1,751,200


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|------------|--------|-----------------------|
| 1331 -1337 | | MASS AVE, ARLINGTON |

OWNERSHIP

| Owner 1: | ARLINGTON 1331 REALTY LLC | Unit #: | |
|----------|---------------------------|---------|--|
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 48 CORNELL ROAD

Street 2:

Twn/City: WELLESLEY

St/Prov: MA Cntry Own Occ: N

Postal: 02482 Type:

PREVIOUS OWNER

| Owner 1: | FOLEY WILLIAM G/TRUSTEE - |
|----------|---------------------------|
| Owner 2: | ARLINGTON TRUST - |

Street 1: 48 CORNELL ROAD

Twn/City: WELLESLEY

St/Prov: MA Cntry

Postal: 02482

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1890, having primarily Vinyl Exterior and 6806 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 3 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | B3 | VILLAGE B | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|----|-----------|--------|------|-----------|-------|
| 325 | Store | | 5184 | Sq. Ft. | Site | | | 0 | 44. | 3.22 | CG | | | | | | | | | 734,658 | 111 | 50 | | | | 734,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 325 | 2592.000 | 508,250 | | 367,350 | 875,600 | | 39568 |
| 111 | 2592.000 | 508,250 | | 367,350 | 875,600 | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 03/18/09 |

Total Card / Total Parcel

1,751,200 / 1,751,200

Prior Id # 1: 39568

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

</div

